



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
3300 NEWPORT BOULEVARD, BLDG. C
NEWPORT BEACH, CA 92658-8915
(949) 644- 3200**

Memorandum

To: Planning Commission
From: Melinda Whelan, Assistant Planner
Date: 08/23/2012
Re: 2121 Bristol Street Chevron Service Station PA2012-073 Use Permit No. 2012-012

General Plan Policy CE 2.2.4 states the following:

Driveway and Access Limitations

Limit driveway and local street access on arterial streets to maintain a desired quality of traffic flow. Wherever possible, consolidate driveways and implement access controls during redevelopment of adjacent parcels.

To ensure adequate implementation of the above policy, staff has added the following condition to further analyze the potential final design of the service station renovation:

57. In conjunction with plan check review, the applicant shall work with the City Traffic Engineer to consolidate the existing driveways on Bristol Street and Irvine Avenue and, as a result, create additional landscaping area. The evaluation will consider on-site circulation, existing infrastructure, as well as other issues to determine the feasibility of consolidating the driveways into the final design. If the City's Traffic Engineer determines that consolidation of the driveways is not feasible, the existing driveway configuration, as depicted in the proposed plans, may remain.